Greater Portland Metro Facilities Planning Committee
Wednesday, June 22, 2026 at 4:30 pm
Meeting Minutes: Approved Sept. 1, 2026

Member:	Municipality:	Role:	Status:
Paul Bradbury	Portland	Chair	Present
Josh Reny	South Portland	Member	Present
Hope Cahan	Falmouth	Member	Present
Mayor Morse	Westbrook	Member	Absent
Ed Suslovic	Portland	Member	Present
Anna Bullett	Portland	Non-Voting Member	Present

Staff Present	Identified Members of the Public
Shelly Brooks – Chief Financial Officer Glenn Fenton – Executive Director Chad Heid – Chief Transportation Officer Denise Beck– Marketing Manager	Rosanne Lubeck- Labella Associates Douglas Teator- Labella Associates

1. **With a Quorum in place, this meeting was called to Order By:** Paul Bradbury at: 4:30 pm

2. **Public Comment:**
No members of public were present.

3. **Meeting Minutes:**
The draft meeting minutes from the March 31, 2026 committee meeting were provided in the agenda packet. Ed Suslovic motioned to approve the meeting minutes as written, seconded by Hope Cahan. The motion passed unanimously.

4. **Peer Comparison:**
Doug Teator presented the results of a peer community review, noting that Greater Portland Metro is very efficient in generating ridership compared to the fleet size of agencies in the selected peer communities.

5. **Facility Condition Assessment:**
Doug Teator provided the committee details of the assessment of 114 Valley Street. The presentation grouped systems into categories, defining critical upgrades necessary to maintain a state of good repair and functionality, non-critical but should be prioritized, and those that would be “nice to have” should Metro remain in operation at the current location beyond 2032. Doug also detailed site work that would need to be addressed at point of sale or decommissioning. Committee and staff had discussion regarding the costs to complete these

elements, the need to prioritize investments, and the unknowns related to environmental considerations.

6. 114 Mussey Road Assessment:

Doug Teator shared the results of the initial assessment of the alternative site at Mussey Rd. This location has considerable wetlands to address should Metro advance to that location, but does have a viable footprint for the facility needs of Metro's future. Additionally, Doug presented an analysis of the operational cost impacts for moving the depot from the existing location, noting the additional miles and hours of deadhead travel for buses to connect to route terminals.

There was considerable discussion among the committee, with many specific tasks and follow up questions requested of Metro and LaBella staff. Chad Heid itemized these discussion points and gained confirmation from the Committee of what should be addressed at a following meeting:

- Net present value comparison, with a projection on CPI
- Finalized 2032 deadhead analysis
- Projected expenses related to permitting, temporary storage or Ops needs, environmental mitigation, land acquisition, bonding, and interest payments
- Side-by-side timeline comparison for development of each site
- An expectation about project phasing at 114 Valley St
- Mussey Rd Test Fit
- Evaluation of political concerns and communications issues of the sites

7. Project Status Update:

Glenn Fenton presented information on the activities related to aligning this project with FTA requirements for real estate acquisition, as well as the status of the BUILD grant application, appraisals for the sites, and engagement with PACTS and MaineDOT.

8. Facility Funding Strategy:

Glenn Fenton detailed the possible funding sources and strategies that will be considered and leveraged to acquire land, fund final design, engineering, and construction.

9. Project Timeline:

Glenn Fenton shared the anticipated timeline to acquire a property, pending Board action in October 2026.

10. Future Agenda Items

- Outcomes of Appraisals
- Funding Update
- Preferred Alternative Recommendation

11. Upcoming Meetings:

Paul detailed the schedule of meetings as presented in the meeting packet.

12. **Adjournment:** Ed Suslovic motioned, Hope Cahan seconded. Paul Bradbury adjourned the meeting at 5:58 pm.